

## BRADFORD SERIES

# Standard features

### Construction & Specifications

- California CARB II compliant home
- Includes Silvercrest's "Silvershield" Seven-Year Warranty
  - NOW ALSO INCLUDES STRUCTURAL COVERAGE!  
(Deductibles apply, claims processed by Cornerstone United Insurance Company)
- 20 lb. roof load
- 2" x 6" exterior wall studding – 16" on center
- 2" x 6" transverse floor joists – 16" on center
- Insulation - Energy Star Certified
  - Floor R-22
  - Walls R-19
  - Flat Ceilings R-33 / Vaulted Ceilings R-30
- All structural lumber used is kiln-dried for higher quality
- White vinyl framed, dual glazed windows with low-e coating for energy savings – windows are Energy Star® rated & approved
- PEX water lines
- Water shut-off valves at all sinks & toilets
- 5/8" fire rated drywall ceilings
- ½" drywall on all interior walls
- ¾" OSB floor decking
- 96" sidewall height – per plan
- 100 amp electrical service
- 50 amp circuit for A/C
- 30-gallon gas water heater
- High efficiency gas furnace with digital thermostat
- Steel outriggers on all exterior walls for support

### Exterior

- Semi-gloss exterior paint with three color design featuring high-quality PPG paint
- Class "A" fire-rated architectural shingles with Manufacturers 30-Year Limited Warranty
- High wind nailing pattern on all shingles (6 nails per shingles vs. 4 staples from other manufacturers)
- (3) exterior GFI protected outlets (locations vary per plan)
- 16" front overhang

### Exterior (cont.)

- Sidewall eaves per plan (construction modifications can affect standard eave design)
- Craftsman-style shutters (per plan)
- Six-panel 36" fiberglass insulated entry door with deadbolt security lock
- Six-panel 32" fiberglass insulated rear entry door with deadbolt security lock
- (1) Hose Bibb
- All exterior doors with deadbolts feature a metal plate on door jam for added security
- Fiber-cement exterior siding materials with Manufacturers 25-Year Limited Warranty
- 8" hardboard fascia & 4" hardboard corner & window trim

### Interior Features

- 8' flat interior ceilings throughout
- ½" drywall on walls with square corners
- Orange peel-style textured finish on walls & ceilings
- White walls & ceilings – PPG "Linen Ruffle"
- Two-panel passage & wardrobe doors throughout
- Dramatic sculptured passage door moldings
- 3 1/2" sculptured floor moldings throughout (optional 5 ¼" also available!)
- (3) mortised hinges on passage doors
- Lever-style passage door locksets – Satin Nickel
- Hand-finished wood cabinets throughout with solid end panel construction with Shaker Style cabinet doors
- Soft-close hidden hinges on cabinet doors
- Side-mounted metal drawer guides
- Rocker-style light switches with matching style wall outlets
- All copper wiring throughout
- Metal water shutoff valves at all fixtures
- 2" white faux wood blinds with wood valance
- Plumb/wire for washer & gas dryer
- USB receptacle in kitchen area
- White wood window casings throughout (except bath areas)
- Electric Door Chimes

## Floor Coverings

- Group 1 Mohawk® carpet in living areas
- ½" rebond carpet pad
- DiamondFlor vinyl flooring in kitchen, baths, utility, nook & dining areas (per plan)
- Vinyl entry floor

## Lighting

- Switched wall outlet for lamp lighting in living room and all bedrooms (wall outlet designated by being installed upside down for easy identification)
- LED can lights in kitchen (2), hall, bedrooms, tub/shower areas, utility & walk-in wardrobes

## Kitchen

- Whirlpool® Stainless Steel finished kitchen appliances
  - o 30" gas freestanding self cleaning range
  - o 25 cf side by side refrigerator
  - o Over the range microwave/hood
  - o ½ HP garbage disposal
- Dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Adjustable shelves in overhead cabinets finished with white lined cabinet interiors
- 8" deep stainless steel self-rimming sink
- Crown molding on all overhead cabinets
- Toe-kick heat register in base cabinets (per plan)
- Corian® finish countertops with 4" backsplash, 2" front drop edge
- Icemaker Prep

## Primary Bath

- Designer-selected Satin Nickel lighting above sinks
- 60" one-piece fiberglass shower
- Corian® counters with 4" backsplash
- Beveled-edge mirrored medicine cabinet
- China self-rimming sinks
- Towel bar & paper holder – satin nickel finish
- Elongated low-flow water-saving toilets
- Dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Ceiling vented exhaust fan

## Primary Bath (cont.)

- DiamondFlor vinyl floor covering
- Framed lavy mirror to match cabinets

## Bath Two

- Designer-selected Satin Nickel lighting above sinks
- 60" one-piece fiberglass tub/shower
- DiamondFlor vinyl floor covering
- China self-rimming sinks
- Corian® counters with 4" backsplash
- Elongated low-flow water-saving toilets
- Towel bar & paper holder – satin nickel finish
- Ceiling vented exhaust fan
- Dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Framed lavy mirror to match cabinets

## All Bradford series are built to Energy Star Certified Specifications:

- All vinyl windows & doors sealed on interior and exterior
- High efficiency 95% UE gas furnace
- R-30/R-33 insulation value in ceilings, R-22 in floors, R-19 in walls
- Digital thermostat
- Marriage line perimeter gasket seal
- Caulking seal at plumbing & electrical penetrations – walls and floors
- Bottom board penetrations sealed
- Certification and checklist including Energy Star label on the interior of the home